



FIRST FY 2008 RFP FACT SHEET

October 24, 2007

Sponsor: The Department of Housing and Community Development (DHCD)

Funding: \$25 Million Primarily Focused on Affordable Housing Development

Dates: Notice of Funding Availability (NOFA) published: October 19, 2007
RFP To Be Released: **November 16, 2007**
Pre-Proposal Conferences: October 25, 2007, and November 27, 2007. For additional information, periodically check 202/442-7281.

RFP Closing Date: **January 25, 2008**
Announcement of Selected Projects for Underwriting: March 2008

Access: RFP Packages Available November 16, 2007
DHCD, 801 North Capitol Street, NE, 2nd Floor
9:00 a.m. – 4:30 p.m. (442-7280)

Website access on or about November 26, 2007

Questions

E-mail address: rfpquestions@dc.gov

RFP Question Hotline: (202) 442-7281 (voicemail)

General Questions: (202) 442-7200

Pre-Proposal Conferences: **DC Department of Housing and Community Development**
801 North Capitol Street, NE
Date: October 25, 2007
Time: 10:00 a.m. to 12:00 p.m.
Agenda: Discussion of the RFP process with a focus on special needs housing and respond to questions.

Matthews Memorial Baptist Church

2616 Martin Luther King Jr., Avenue, SE

Date: Tuesday, November 27, 2007

Time: 6:30 p.m. to 8:30 p.m.

Agenda: Discussion of the RFP process and respond to questions.

Application Fees: None.

Funding and Focus: **\$25 Million Available for Affordable Housing Development**
The DC Department of Housing and Community Development (DHCD) is making available \$25 Million in local Housing Production Trust Fund monies, federal HOME Investment Partnerships Program, Community Development Block Grant and Department of Mental Health funds for developers committed to creating affordable housing.

RFP Fact Sheet Cont'd....

The Department of Housing and Community Development (DHCD) is soliciting proposals for new construction and substantial rehabilitation of rental and for-sale housing, preservation of rental housing with expiring federal subsidies, permanent housing for chronically homeless individuals with wraparound services, housing for homeless families in mixed-income buildings with wraparound services, elderly housing, special needs housing. The Department supports projects that provide housing for extremely low- (less than 30% of area median income), very low (between 30% and 60% of area median income), and low-income (less than 80% of area median income) families.

The deadline for proposal submissions is Friday, January 25, 2008, at **4:00 p.m. Eastern Daylight Savings Time** at DHCD, 801 North Capitol Street, NE, 2nd Floor. DHCD is expected to announce the developers selected to go forward to the underwriting stage in March 2008.

Eligible

Organizations: Non-profit organizations and for-profit developers.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF MENTAL HEALTH**



**FIRST FY 2008 RFP
FACT SHEET
November 16, 2007**

Sponsor: The Department of Housing and Community Development (DHCD) through a Memorandum of Understanding (MOU) with the Department of Mental Health (DMH)

Funding: \$5 Million Focused on Affordable Housing Development

Dates: Notice of Funding Availability (NOFA) published: October 19, 2007;
Republished November 2, 2007
RFP To Be Released: **November 16, 2007**
Pre-Proposal Conferences: October 25, 2007, and November 27, 2007. For additional information, periodically check 202/442-7281.

RFP Closing Date: **January 25, 2008**

Announcement of Selected Projects for Underwriting: March 2008

Access: RFP Packages Available November 16, 2007
DHCD, 801 North Capitol Street, NE, 2nd Floor
9:00 a.m. – 4:30 p.m. (442-7280)

Website access on or about November 26, 2007

Questions

E-mail address: rfpquestions@dc.gov

RFP Question Hotline: (202) 442-7281 (voicemail)

General Questions: (202) 442-7200

Pre-Proposal **DC Department of Housing and Community Development**

Conferences: 801 North Capitol Street, NE

Date: October 25, 2007

Time: 10:00 a.m. to 12:00 p.m.

Agenda: Discussion of the RFP process with a focus on special needs housing and respond to questions.

Matthews Memorial Baptist Church

2616 Martin Luther King Jr., Avenue, SE

Date: Tuesday, November 27, 2007

Time: 6:30 p.m. to 8:30 p.m.

Agenda: Discussion of the RFP process and respond to questions.

Application Fees: None.

Funding and **\$5 Million Available for Affordable Housing Development**

Focus: The DC Department of Mental Health (DMH) is making available \$5 Million in local Capital Funds. Funds must be leveraged with other funds, i.e., Housing Production Trust Fund, Federal HOME Investment Partnerships

Program, Community Development Block Grant and other sources by developers committed to creating affordable housing.

The Department of Mental Health (DMH) in collaboration with the Department of Housing and Community Development (DHCD) is soliciting proposals to finance the acquisition, construction or rehabilitation of long-term/¹ permanent supportive housing units for the exclusive use of DMH consumers. The Department supports projects that provide housing for extremely low- (less than 30% of area median income) and very low (between 30% and 50% of area median income) income individuals and families.

Allowable costs associated with such acquisition, construction or rehabilitation of housing may include, but is not limited to: pre-development costs, including but not limited to third party reports, earnest money deposits, option fees, architectural drawing or renderings, appraisals and physical inspections; closing and settlement costs including attorney fees; equity contributions on behalf of the developer/sponsor, on its own behalf or on behalf of DMH; capital improvements; and cost to obtain matching funds for grants that provide housing and housing supports for DMH consumers.

DMH shall hold a restrictive use covenant for no less than a five (5) year period on all properties developed that receive less than one hundred thousand dollars (\$100,000.00) of Funds.

DMH shall hold a restrictive use covenant for no less than a twenty five (25) year period on all properties developed under this MOU that receive more than one hundred thousand dollars (\$100,000.00) of Funds.

Units proposed for development should be permanent housing of the following types: single-family housing, condominium or cooperative units, multifamily building,² mixed-use building serving low and moderate-income populations, single room occupancy units ("SROs") or buildings, or transitional housing if approved by DMH in writing.

Projects that maximize the use of the funds by reducing the cost of housing development by entering into agreements with for-profit and non-profit organizations, government agencies and other entities, as necessary, to leverage funds are desired. Recommendations for funding shall be based on the project's size, bedroom space, common areas, condition of property, neighborhood amenities/services, safety from fire, security, access to public transportation, absence of drug activities and suitability of the location for promoting community integration. Funds granted to prospective developers for Licensed Community Residential Facilities (CRF) projects are not required to leverage funds.

The deadline for proposal submissions is Friday, January 25, 2008, at **4:00 p.m. EST** at DHCD, 801 North Capitol, Street, NE, 2nd Floor. DHCD is expected to announce the developers selected to go forward to the underwriting stage in March 2008.

Eligible

Organizations: Non-profit organizations and for-profit developers.

¹/ Long-term means that the supportive housing developed pursuant to this MOU and associated transfer of funds will be reserved through use restriction covenants, or otherwise, for the exclusive use of DMH referred consumers.

²/ Multifamily properties mean housing for DMH Consumers that is not more than seventeen (17) units.